GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration & Urban Development Department – Proposal for Change of land use from public and semi-public land use to commercial land use – Sy.No.377 of Waltair ward, Visakhapatnam, Visakhapatnam District for an extent of 618.11 sq.mts – Applied by Sri Marupudi Gangadhara Rao – Proposal submitted - Draft variation – Confirmation - Orders – Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (M) DEPARTMENT

G.O.MS.No. 158 **Dated: 13-08-2025**
Read the following:-

1. From the Metropolitan Commissioner, VMRDA, Visakhapatnam, Rc.No.11023/3/2024(E-2375732), dt:19.10.2024 together with enclosures.
2. Govt.Memo.No.2749136/M2/2025 of MA&UD Dept., dt:13.03.2025.
3. From the MC, VMRDA, Lr.Rc No.11023/3/2024(E-2375732), dt.24.04.2025.
4. Govt.Memo.No.2749136/M2/2025 of MA&UD Dept., dt:09-05-2025.
5. Gazette.No.78, dt:09.05.2025 published in Part-I of Andhra Pradesh Gazette.
6. From the Metropolitan Commissioner, VMRDA, Visakhapatnam, Rc.No.11023/3/2024(E-2375732), dt:12-08-2025 together with enclosures.

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ORDER:

The Draft Variation to the land use envisaged in the Master Plan of Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam issued in the reference 4th read above was published in the Extraordinary issue of Andhra Pradesh Gazette No.78, Part-I, Dated:09.05.2025. In the reference 6th read above, the Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam has reported that the Draft Variation Notification was published in two reputed daily newspapers, calling for objections & suggestions and upon publication of notification, no objections and suggestions were received from the public within the stipulated period and the applicant has paid necessary fee and charges. Hence, the Draft Variation is confirmed.

2. The appended notification will be published in an Extra-ordinary issue of Andhra Pradesh Gazette, Dated:13.08.2025.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

S.SURESH KUMAR
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, Andhra Pradesh, Vijayawada.

The Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam

Copy to:

The applicant through the Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam

The District Collector, Visakhapatnam District.

SC/SF

//FORWARDED::BY ORDER//

SECTION OFFICER

APPENDIX
NOTIFICATION

The following variation to the land use envisaged in the Zonal Development Plan & Master Plan for Visakhapatnam sanctioned in G.O.Ms.No.136, MA&UD Department, dt.08.11.2021 is proposed in exercise of the powers conferred by section 15 of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016 is hereby published as required by sub-section(4) of the said section.

VARIATION

The Plot No.9 lies in T.P.No.70/52 covered in T.Sy.No.377, Block No.22 of Waltair Ward, Visakhapatnam Urban Mandal, Visakhapatnam District, admeasuring an area of 618.00Sq.Mts. The boundaries which are given in the schedule below which was earmarked for Public & Semi-public (PSP) Use Zone in Master Plan of VMRDA was Sanctioned in G.O.Ms.No.136 MA&UD Dept., dated 08.11.2021 is now designated for Commercial use zone which is available in the office of the Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam, subject to the following conditions:

1. The applicant shall obtain prior technical clearance from the competent authority before commencement of any development activity at the site under reference.

2. The applicant shall obtain building permission from the competent authority i.e., GVMC, Visakhapatnam duly following the norms of CRZ.

3. The title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Visakhapatnam Metropolitan Region Development Authority/GVMC., Visakhapatnam, before issue of building permission/development permission, and it must be ensured that the best financial interests of the Government are preserved.

4. The owners/applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling clearances etc.

5. The owners/applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.

6. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.

7. The above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.

8. Any other conditions as may be imposed by Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam.

SCHEDULE OF BOUNDARIES

North : EXISTING EASWAR SAI LALITHA APARTMENT IN PLOT NO.2

East : EXISTING SURYA RESIDENCY IN PLOT NO.8

South : EXISTING 40'- 0" ROAD

West : EXISTING VANTAGE APARTMENT IN PLOT NO.10.

S.SURESH KUMAR
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER